

# WHY List with Mountain Lakes?

[Reservations@RentalsOnTheLake.com](mailto:Reservations@RentalsOnTheLake.com)

800-610-0020

**NO UP-FRONT FEES:** All normal promotions and advertising are paid for by Mountain Lakes.

*(Optional special promotions such as 1/3 the cost of the "FREE PONTOON" will be billed to the owner)*

The commission we charge is a percentage of the rental fees you earn and includes all advertising, processing and other normal charges. Taxes and cleaning are charged separately to the guest BUT are included in the prices we quote.

***If you don't make money, we don't make money.***

**MULTIPLE EXPOSURE:** Mountain Lakes provides a web page specific to your house on our website **AND** a separate web page on our "Mobile Friendly" site. Additionally houses may be listed on one or more outside websites such as VRBO, HomeAway, Craig's List, Pet\_Friendly.com and LakeHouse.com. All at **NO CHARGE** to you.

**WE CREATE THE PAGES:** At **NO CHARGE**, we spend several hours at your house, take dozens of pictures, take any necessary measurements, write descriptions, verify compliance for each of the web sites where your house will be displayed and then design your web pages.

**HOME EVALUATION:** At **NO CHARGE**, we will consult with you to provide:

A fair and honest evaluation of the house rental potential.

Recommendations for making the house safer and more guest friendly.

Recommendations for preventing damages and problems.

**NO LATE NIGHT CALLS:** Mountain Lakes provides emergency response 24/7.

Our experienced staff is able to solve most problems over the phone. If we cannot solve the problem by phone, we may dispatch a repair person, a contractor of your choice or one of several contractors experienced with vacation rentals with which we work closely.

**NO NEGOTIATING:** We respond to all customer calls & emails, quote availability & standard prices (*That you have authorized*), answer questions about the house & rental policies, obtain & process credit card information, place funds in escrow, process the reservation then schedule the pre-check, the check-in, the check-out & cleaning.

We also provide 6 Month **real-time** calendars and the ability to make reservations online.

**KEEP LEGAL:** We do the record keeping & send you a check each month for last month's rentals.

**Sales and Accommodation Taxes** - Vacation rental guests are required by law to pay "Sales & Accommodation Taxes" for any rental of less than 90 days. These taxes are imposed by the States and Counties on the rental guest and generally total between 7% and 12%. (In some cases a special purpose tax may also be required). Mountain Lakes includes all taxes in the prices we advertise and quote. We collect these taxes, complete and file the required forms and pay these taxes to the 6 Counties and 2 States in which we operate.

**1099s** - By renting out your house the IRS considers you a business (*Whether you use an agent such as Mountain Lakes or do everything yourself*). Consequently, you are required to declare the rental income and offset your income by expenses. To assist with your accounting, we provide annual 1099 report of your income and a report of the expenses we deducted (*Commission, Repairs, etc*).

**OWNER SERVICES:** When necessary to fulfill the guests rental or upon owner request we will perform minor repairs or meet with your contractor. This service is performed at no charge or for a nominal fee.

**20+ YEARS IN BUSINESS:** We have been managing Vacation Rentals in this area on Lake Hartwell and Lake Keowee for over 20 years. Our staff is experienced and knowledgeable.

***Local Rentals - Local People***